086.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,700 / 806,700
					USE VALUE:	806,700 / 806,700
					ASSESSED:	806,700 / 806,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIGBY PAUL F & MICHELLE A	
Owner 2:		
Owner 3:		
Street 1:	102 CRESCENT HILL AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ROBBINS MARK E -
Owner 2:	-
Street 1:	102 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 1836 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	407,700		399,000	806,700
Total Card	0.115	407,700		399,000	806,700
Total Parcel	0.115	407,700		399,000	806,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.44 | /Parcel: 439.4

Legal Description

User Acct 54504

GIS Ref

GIS Ref

Insp Date 01/21/16

Entered Lot Size

Total Land:

Land Unit Type:

!7023!

PREVIOUS ASSESSMENT

Parcel ID 086.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	407,700	0	5,000.	399,000	806,700	806,700	Year End Roll	12/18/2019
2019	101	FV	307,400	0	5,000.	393,300	700,700	700,700	Year End Roll	1/3/2019
2018	101	FV	307,400	0	5,000.	302,100	609,500	609,500	Year End Roll	12/20/2017
2017	101	FV	307,400	0	5,000.	285,000	592,400	592,400	Year End Roll	1/3/2017
2016	104	FV	352,200	0	5,000.	262,200	614,400	614,400	Year End	1/4/2016
2015	104	FV	318,600	0	5,000.	245,100	563,700	563,700	Year End Roll	12/11/2014
2014	104	FV	318,600	0	5,000.	225,700	544,300	544,300	Year End Roll	12/16/2013
2013	104	FV	329,700	0	5,000.	225,700	555,400	555,400		12/13/2012

PRINT

Date	Time
12/10/20	21:42:22

LAST REV

Date	Time
05/25/17	13:53:49

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7023

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBBINS MARK E,	59188-408		5/30/2012		608,000	No	No		
DEROSA ROBERT/E	25899-166		12/15/1995		260,000	No	No		Y

USER DEFINED

Prior Id # 1:	54504
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2016	1015	Wood Dec	23,500		7/21/2016			Add deck to south
3/5/2012	190	Manual	10,800					various interior &
8/17/2006	691	Porch	21,000			G8	GR FY08	3 season porch
7/13/2006	583	Manual	750					repair front steps
10/10/1996	523		6,600					14X16 WDK-CHIMNEY

ACTIVITY INFORMATION

Date	Result	By	Name
1/21/2016	Meas/Inspect	PC	PHIL C
1/21/2016	Fieldrev-Chg	PC	PHIL C
8/29/2012	MLS	EMK	Ellen K
3/4/2009	Meas/Inspect	372	PATRIOT
12/5/2008	Meas/Inspect	189	PATRIOT
3/24/2000	Inspected	264	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MINT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28176892
Const Adj.:	0.99495000
Adj $ / SQ:	165.788
Other Features:	115500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	500833
Depreciation:	93155
Depreciated Total:	407678

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

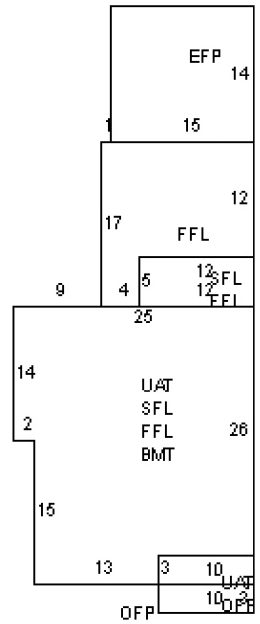
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.37
Special Features:	0	Val/Su Net:	147.13
Final Total:	407700	Val/Su SzAd	245.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	937	165.790	155,344
SFL	Second Floor	725	165.790	120,197
BMT	Basement	665	49.740	33,075
EFP	Enclos Porch	210	39.990	8,397
UAT	Upper Attic	174	116.050	20,164
OFP	Open Porch	60	43.780	2,627

Net Sketched Area:	2,771			Total:	339,804
Size Ad	1662	Gross Are	3292	FinArea	1836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	